

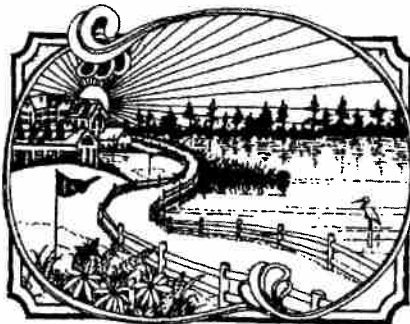
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DETERMINATION OF NEED REPORT

**WHITE HORSE PIKE CORRIDOR
PHASE II - POMONA ROAD**

GALLOWAY TOWNSHIP, ATLANTIC COUNTY

**Prepared for:
Galloway Township**



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As recommended by the Planning Board on December 2, 2010;
Adopted by the Governing Body on December 14, 2010.

December 2, 2010

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PHASE II - POMONA ROAD**

GALLOWAY TOWNSHIP, ATLANTIC COUNTY

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The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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Exhibit I – White Horse Pike Redevelopment Study Phase II Maps, 9 Sheets

PURPOSE

The Township of Galloway contains a total of 71,447 acres of land (111.64 square miles) (39,008 acres after coastal waterways are removed). The Township is split between the Pinelands jurisdiction (26,807 acres) and CAFRA jurisdiction (44,670 acres). In addition to Galloway Township, Hamilton and Egg Harbor Townships make up the Pinelands Regional Growth Areas for Atlantic County. This designation has resulted in the County's largest concentration of both residential and non-residential growth being shared between the three municipalities. This growth has been disproportionate in terms of economic development. Of the three municipalities, Galloway Township has the smallest percentage of non-residential property value at 12%.¹ This is in comparison to an 18% non-residential property value in Egg Harbor Township and 26% in Hamilton Township.² The reason for this disparity is primarily related to the regional shopping areas along the Black Horse Pike spreading between Egg Harbor and Hamilton Townships.

The Township Council of Galloway adopted a resolution on July 14, 2009 authorizing the Planning Board to undertake an investigation of properties located along the White Horse Pike, Pomona Road and Tilton Road (Pinelands Regional Growth Areas) to determine if they meet the criteria under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) as an area in need of redevelopment. The primary purpose for this effort is to help strengthen the Township's economic base by improving the conditions and redevelopment opportunities in the non-residential area of the Pinelands Regional Growth districts. Neighboring municipalities have realized a tremendous amount of growth in the retail market which has not occurred in the Township of Galloway. This plan is intended to capitalize on the Township's proximity to the regional shopping areas, the Atlantic City International Airport and Atlantic City. The White Horse Pike and the surrounding area are underutilized and offer the Township opportunities for an economic revitalization.

In order to effectuate the redevelopment along the White Horse Pike Corridor and surrounding area it is necessary to complete the process in several phases. Each phase has unique characteristics which will guide different standards and considerations relating to the adaptive reuse, rehabilitation and/or improvement of the area. This report focuses on Phase II of the study area, which consists of the land at the intersection of Pomona Road and the White Horse Pike. This area encompasses a four block area with a combined total of over 67 acres.

¹ Based on 2009 Assessed Values – Galloway Township Non-Residential Assessed Value is 12% of the Total Assessed value for all properties in the Township. Non-residential assessed value equals \$452,117,700; total assessed value equals \$3,675,075,400.

² Egg Harbor Township non-residential assessed value equals \$451,927,400; total assessed value equals \$2,561,624,700. Hamilton Township non-residential assessed value equals \$346,564,600; total assessed value equals \$1,314,226,600.

As provided for in the Local Redevelopment and Housing Law the Planning Board must gather and evaluate existing conditions of the study area in order to conclude if they warrant a finding that the area is in need of redevelopment. Such a designation permits the agency to undertake a number of activities to help revitalize and redevelop the Study Area, activities that would not be possible otherwise. These include the preparation of a Redevelopment Plan which enables the issuance of bonds for redevelopment projects, acquisition of buildings and land, leasing or selling property without public bidding, contracts with private entities, the use of various tax abatement programs and other actions in conjunction with the adopted redevelopment plan.

INTRODUCTION

The Township of Galloway was established in 1774, incorporated in 1798 and included an area much larger than what exists today. From 1838 through 1924 areas of the original Township were lost through secessions to surrounding municipalities. Today the Township encompasses 111 square miles. In 1854 the Camden-Atlantic Railroad became operational which spurred development of the area along the White Horse Pike from Egg Harbor City through Pomona. The first large group of settlers in the Pomona area were of German decent who arrived in Galloway via the Pomona rail station located on the south side of the tracks east of English Creek Road.³ Agriculture was the primary industry in Pomona and the railroad afforded farmers access to the Philadelphia market. The railroad also provided employment opportunities to the residents in the area.

The earliest development in the study area occurred in 1885 on Genoa Avenue. In 1929 the first commercial structure was constructed within the study area, the Pomona Garage, which is still in operation today. The intersection of Pomona Road and the White Horse Pike was best known as the home of Assumption Church and school. The church laid its cornerstone in 1925. Membership of the Assumption Church grew from 140 to 520 in 1953. It was around this time that the residential development in the area also began to grow. In 1957 the Assumption School was completed. As the Church continued to prosper in its location commercial development followed. In 1960 Pomona Shopping Center was constructed across the street from the Church. A few years later a second smaller shopping center was completed next to the Pomona Shopping Center. And in 1968 a bank was constructed on the corner. Development and investment into the area after 1968 has been inconsequential.

³ (The Galloway Township Book Committee, 1976)

STUDY AREA

The Phase II Study Area includes the four corners at the intersection of Pomona Road and the White Horse Pike. The study area is separated into four separate tracts consistent with the four corners of the intersection. Tract 1 begins on the south side of the White Horse Pike and is bounded to the east by Genoa Avenue, the west by Pomona Road, to the south by Atlantic Avenue, and to the north by the White Horse Pike. Tract 2 is bounded to the west by Pomona Road, to the south by the White Horse Pike. The eastern boundary is located opposite Rosemarie Avenue beginning at the boundary with lot 12 in block 528 and the southern boundary is formed by the Atlantic City Rail Line. Tract 3 is bounded on the west by Genoa Avenue and extends east to Pomona Road. The northern boundary is formed by Langley Avenue and the southern boundary is the White Horse Pike. Tract 4 completes the Study Area, bounded on the west by Pomona Road extending east to Rosemarie Avenue. The White Horse Pike forms the southern boundary and the northern boundary is formed by the rear of lots 1 through 12 in block 558.

The complete study area is depicted on Sheet 2, Tax Map of Exhibit I. Specifically the following Blocks and Lots are included in the Study Area:

Tract 1		
Block	Lot	Street Address
526	1	423 S Pomona Road
526	2	421 S. Pomona Road
526	3	419 S. Pomona Road
526	4	282 W. White Horse Pike
526	5	White Horse Pike
526	6	288 W. White Horse Pike
526	7	Atlantic Avenue
526	8	Atlantic Avenue
526	9	290 W. White Horse Pike
526	10	Landlocked
526	11	White Horse Pike
526	12	White Horse Pike
526	13	424 S Genoa Avenue
526	14	297 Atlantic Avenue
526	15	422 S. Genoa Avenue
526	17	416 S Genoa Avenue

Tract 2		
Block	Lot	Street Address
527	1	430 S Pomona Road
527	2	423 George Avenue
527	4	421 George Avenue
527	5	428 S Pomona Road
527	6	426 S Pomona Road
527	7	419 George Avenue
527	8, 9 & 10	424 S Pomona Road
527	11	278 W. White Horse Pike
528	1	424 George Avenue
528	2	422 George Avenue
528	3	George Avenue
528	4	George Avenue
528	5	276 W. White Horse Pike
528	6	272 W. White Horse Pike
528	7	White Horse Pike
528	8	White Horse Pike
528	9	White Horse Pike
528	10	White Horse Pike
528	11	252 W. White Horse Pike

Tract 3		
Block	Lot	Street Address
529	1	404 S Genoa Avenue
529	2	297 W. White Horse Pike
529	3.01	295 W. White Horse Pike
529	3.02	294 Langley Avenue
529	3.03	White Horse Pike
529	4	292 Langley Avenue
529	5	293 W. White Horse Pike
529	6	291 W. White Horse Pike
529	7.01	289 W. White Horse Pike
529	7.02	288A Langley Avenue
529	7.03	286-288 Langley
529	8	285 W. White Horse Pike
529	9	281 W. White Horse Pike
529	10	279 W. White Horse Pike
529	12	Langley Avenue
529	13	407 S Pomona Road
529	11	White Horse Pike
529	14	275 W. White Horse Pike

Tract 4		
Block	Lot	Street Address
558	13	273 W. White Horse Pike
558	14	269 W. White Horse Pike
558	15.01	261 W. White Horse Pike
558	15.02	257 W. White Horse Pike
558	15.03	253 W. White Horse Pike

The area under consideration is zoned as HC-2 (Highway Commercial) and includes areas in the Pinelands Regional Growth Area and a portion of the Pinelands Village of Pomona. The purpose of the Highway Commercial District is to encourage commercial development along the White Horse Pike. This commercial development is intended to serve the needs of the Township residents, residents of the region and traveling motorists. The Highway Commercial districts were created in response to the Pinelands Comprehensive Management Plan which designate areas for both growth and preservation throughout the Pinelands National Reserve. Around 1980 the Township of Galloway adopted zoning regulations that were consistent with the Pinelands land management areas, which included this area for commercial growth.

STATUTORY REQUIREMENTS

A "Determination of Need" report is a gathering and evaluation of existing conditions in the study area in order to conclude if they warrant a finding by the Planning Board that the area is in need of redevelopment under the statutory requirements (N.J.S.A. 40A:12A-5.a-h). In order to meet the criteria for an area in need of redevelopment, one or more of the following conditions listed in the Statute must be found to exist:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the

municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to Sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, Section 3 of the Local Redevelopment and Housing Law (LRHL) allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

FINDINGS

Where there exists conditions of deterioration of land uses and services and an improper, or lack of proper development, the legislature has adopted the LRHL to aide local governments to help reverse these conditions. This statute was adopted by the legislature to aide local governments in “promoting the physical development that will be most conducive to the social and economic improvement of the State and its several municipalities.” (NJSA 40A:12A-2a,c)

An investigation of the Study Area was completed which included a review of the existing land uses, the physical condition of the area, the relationships among uses, the relationship to the community and region and other similar items. As part of a study to determine if an area is in need of redevelopment, the conditions of the area should be looked at both alone and in relation to the rest of the community. The investigation concluded that the Study Area meets the required criteria of an area in need of redevelopment as defined by the LRHL.

Land Use

The Study Area includes the four corners located along the White Horse Pike at the intersection of Pomona Road. This Phase is part of a larger analysis for the entire White Horse Pike Corridor west of the Garden State Parkway. There are a total of 60 tax parcels within these four blocks consisting of just over 67 acres. The majority of the parcels contain residential land uses, accounting for 41% of the total. Only 12% of the parcels are non-residential. Of the total land, area 53% is vacant land and only 22% accounts for the non-residential land use.

Land Use	Parcels		Land Area		Assessed Land Value	
		Percent of Total	Acres	Percent of Total	Value (2009 Tax Assessments)	Percent of Total
Non-Residential	7	12%	14.49	21.5%	\$8,054,500	46.7%
Residential	25	41%	14.41	21.4%	\$5,448,500	31.6%
Public/Institutional	9	15%	2.73	4.1%	\$2,012,400	11.7%
Vacant	19	32%	35.42	53%	\$1,718,300	10%
Total	60	100%	67.25	100%	\$17,233,700	100%

This area has been designated for non-residential development (with the exception of the Assumption Church property which was already developed) since 1961 when the Township's first zoning map was adopted. In 1960 Pomona Shopping Center was constructed followed five years later by the Tulipano shopping center and gas station. The bank on the corner was constructed in 1968. With the exception of the Sunoco gas station, all of the non-residential development in this area occurred over 40 years ago. The Assumption Church was one of the first developments at this intersection, with the first cornerstone of the church being laid in 1925. Expansions of the church occurred in 1952 and the school (now demolished) opened in 1957.⁴ All of this development occurred prior to the commercial construction in the 1960's.

The residential development was also constructed prior to the shopping centers, with only a few exceptions. Since 1968 there has been very little investment in terms of new development to any property within the Study Area. Any additional investment has been inconsequential in leading to an overall improvement of the study area in terms of both value and job creation.

New development since 1968 has consisted of four new residential structures⁵ and the Sunoco Gas Station. One of the residential structures, built in 1987 was for a duplex and not a single-family dwelling unit, located on Pomona Road near the railroad tracks. Two residential units constructed in 1979 and 1984 are located on Langley Avenue, amongst other older residential structures. An upgrade to the Tulipano shopping center, relating specifically to the gas station was approved by the Planning Board in 2000. This included a new canopy and underground storage tank upgrades, however there was no additional investment made to the shopping center, in fact parts of the required and proposed improvements to the shopping center were never completed.

Property Values⁶

The non-residential parcels in the study area account for almost 50% of the total assessed value in the four block area. However, the values of the parcels are lower than the value of similar parcels located in other areas of the Township. There are only seven non-residential parcels in the study area, two of which are shopping centers. Four of the five (excluding shopping centers) parcels have values that are 50% or less of the average value of a non-residential parcel in the Township.

⁴ History of the Church of Assumption Parish. www.assumption-galloway.org and 2008 Smart Growth Planning Project Build Out and Capacity Study Pinelands Growth Corridors, Township of Galloway.

⁵ The house existing on block 526, lot 3 was constructed in 2007 and is not included as one of the 4 new units. This was a replacement for the residential structure that was built over 55 years earlier. The house was replaced due to NJDOT road widening and improvement plans.

⁶ All values are based on 2009 Assessed Values. These values were established in a 2008 Reevaluation.

Non-Residential Parcel Analysis			
Establishment	Size (Acres)	2009 Assessed Value	Ratio to Average Value of Non-Residential Parcels (\$1,006,713)
Sunoco	0.63	\$451,400	0.45
Auto Plaza	1.5	\$1,102,700	1.10
Pomona Garage	1.5	\$458,900	0.46
Kennedy's Bar	1.1	\$558,000	0.55
Wachovia Bank	0.9	\$515,300	0.51
Pomona Shopping Center	6.6	\$3,944,200	3.92
Tulipano Shopping Center	2.26	\$1,024,000	1.02

The shopping centers, which have an average or higher value than a non-residential parcel, have values that are significantly lower than other shopping centers in the Township. Pomona Shopping Center in general has a higher value than most shopping centers in Galloway with the exception of the Shop Rite and Smithville Town Center complexes. With the exception of the Auto Plaza property, which has a value equal to the average value of a non-residential parcel, all of the parcels are undervalued in relation to similar and average development values in the Township.

Shopping Center Values			
Establishment	2009 Assessed Value	Ratio to Value of Pomona Shopping Center (\$3,944,200)	Ratio to Value of Tulipano Shopping Center (\$1,024,000)
JSM at Galloway (Chris Gaupp & Jim Leeds)	\$2,280,100	1.73	0.45
Leeds Point Shoppes (Route 9)	\$2,789,800	1.41	0.38
The Shoppes at Galloway (Collins Road)	\$2,300,000	1.71	0.45
Shop Rite (Jim Leeds)	\$10,811,300	0.36	0.09
Smithville Town Center (Route 9)	\$11,581,600	0.34	0.08

The remaining properties (residential, public and vacant parcels) are also primarily undervalued, both in relation to the average parcel value and the average non-residential parcel value. The average 2009 assessed value of all parcels in the Township is \$205,967. There are 25 residential parcels in the study area and 56% (14) of them are valued at less than the average parcel value in the Township. Of the 19 vacant parcels 17 of them (89%) are valued at less than the average parcel value in the Township. Of the public/institutional parcels, 56% of them are valued at less than the average parcel in the Township. In sum, 68% of the parcels in the study area that are not utilized for non-residential are valued at less than the average parcel value in the Township.⁷

Development Potential

The Township of Galloway recently completed a “Build Out and Capacity Study for the Pinelands Growth Corridors” which included findings for the parcels in the Study Area. The report found that the study area could accommodate an estimated 597,792 square feet of non-residential building area.⁸ There currently exists 56,700 square feet of non-residential development⁹, leaving the potential for over 540,000 square feet of new development. This demonstrates that the Study Area is underutilized by 90% in terms of development opportunities.

The study area has potential for new or improved development on all four tracts. Tract 2 contains the Assumption Church property. In 2008 the church and school relocated to Pitney Road and demolished the existing school on the White Horse Pike. This area alone can accommodate 137,000 square feet of non-residential space, 25% of the total development potential in the study area. Tract 4 contains the two shopping centers in the study area. The total combined development existing on this tract is 43,600 square feet. The build out analysis indicated that this tract could accommodate another 97,565 square feet of non-residential development. Therefore the tract is underutilized by 69%.

This pattern continues on Tract 1 and Tract 3. Tract 1 can accommodate 221,000 square feet of non-residential development. Tract 3 has the potential for 104,000 square feet of non-residential development. The analysis of the development potential in the study area demonstrates that there are opportunities for new investments. The 56,700 square feet of non-residential space existing in the area represents less than 10% of the total development potential. This is a clear indication of the area being underutilized.

⁷ Appendix II and III include the ratio to value for each individual parcel.

⁸ 2008 Smart Growth Planning Project Build Out and Capacity Study Pinelands Growth Corridors, Township of Galloway

⁹ Excludes 160 square foot gas station on the corner of Pomona Road and White Horse Pike. This facility has been closed for approximately one year.

Jobs/Employment

Another measure of the economic potential and health of an area is employment. The Study Area is a commercial growth area and intended to provide non-residential land uses to help support the community and the region. The area is currently underutilized as a non-residential growth area. As noted only 12% of the total parcels are utilized as non-residential. This is a Pinelands Commercial Growth Corridor, designed to provide services for the local community and the region.

The Township completed a Build Out and Capacity Study for the Pinelands Growth Corridors. The Study Area was noted to have a total build out capacity for 597,792 square feet of non-residential building area. Under current conditions only 56,700 square feet of non-residential building area exists, 9% of the total potential. This underutilization of the area has impacts on both the local tax base and on the local employment conditions.

The existing 56,700 square feet of non-residential building area generates an estimated 101 jobs¹⁰ in the local economy. With the development potential to create an additional 541,000 square feet of non-residential building area the total new job growth would range from 920 to 1,515.¹¹ The estimated 101 jobs in the Study Area only accounts for 10% of the total potential job growth.

Galloway Township's unemployment rate was 6.6% according to the 2006-2008 American Community Survey.¹² The 2007 Economic Survey completed by the US Census Bureau estimated a total of 7,772 jobs from establishments in the Township. This area accounts for just 1% of the total jobs in the Township, but is capable of supporting a 16% increase in employment opportunities. With the loss of jobs in the Atlantic City Region any opportunity to create new job growth benefits the community.

Age of Structures

The age of the structures in the Study Area demonstrates the lack of new development and investment. The age of the structures also play a factor in determining if the area is in need of rehabilitation. Under the LRHL the Township can find that an area is in Need of Rehabilitation if more than half of the housing stock is at least 50 years old and a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community. (NJSA 40A:12A-14) In the Study Area there

¹⁰ Based on NJ Council on Affordable Housing UCC Use Groups for Projecting Non-Residential Development (Appendix D of COAH Substantive Rules)

¹¹ 920 new jobs for retail development and 1,515 new jobs for office development.

¹² US Census Estimates

are 26 residential properties. The residential structures range in age from 125 years old (1885) to three years old with the newest home being constructed in 2007. Over 76% of the residential structures are over 50 years old.

There are a total of 35 structures in the Study Area, consisting of 26 residential units, 7 non-residential buildings, the Assumption Church and the Pomona Fire Station. Of the 35 structures 26 are older than 50 years, 74% of all structures in the Study Area. Based on the age of structures this area would qualify as an area in need of Rehabilitation. However, this designation does not permit the Township the ability to offer Payments In-Lieu of Taxes (PILOTS) to property owners. The Township would like to preserve the flexibility to offer any and all incentives for the future investment in this area and therefore is reviewing this area to determine if it is in need of redevelopment and not just in need of rehabilitation.

Environmental Conditions

The Study Area contains a small pocket of wetlands in Tract 1. These were mapped as part of the New Jersey Department of Transportation's road widening project and are not shown on the Environmental Constraints mapping. Specific details on the wetlands are site specific and included on the fact sheet for block 526, lots 4 and 5. There are no other wetlands or wetland buffers in the Study Area based upon NJDEP and Atlantic County mapping sources.

Sheet 4 of 9 in Exhibit I identifies the soils, landscape project data and known contaminated sites. The specifics for the two known contaminated sites are included on the individual fact sheet for the identified parcel. The Sunoco Gas Station in Tract 1 has an active groundwater contamination file and remediation is ongoing. Within Tract 4 the gas station on lot 15.01 was also subject to groundwater contamination remediation through NJDEP.

Within both Tracts 1 and 2 are Forest Areas as identified by the New Jersey Department of Environmental Protection (NJDEP). A Forest area is indicative of habitat that would potentially be suitable for priority species. An identified Forest area has associated with it the number of sightings of priority, state threatened, state endangered and federally listed species. Within Tract 1 the Forest area encompasses Block 526, lots 6 through 12 (approximately 10 acres) and in Tract 2 the areas encompasses Block 528, lots 8-12 (approximately 11 acres). The NJDEP has recorded the sightings of both an eastern box turtle and a great blue heron in the two Forest areas.

Infrastructure

An extension of existing sewer lines is needed to serve the southern side of the White Horse Pike west of Pomona Road. The cost to install the sewer improvements is estimated at approximately a half a million dollars or more for all the parcels in the Study Area that are currently not connected to public sewer or would need additional improvements. There has been an overall lack of investment in the area since 1968 in terms of new development. The added cost for the installation of sewer infrastructure that would make the area more suitable for development contributes to the stagnant condition of the land.

The area is also the subject of a road improvement project that will redesign the intersection of Pomona Road and the White Horse Pike. The improvements are being completed by the New Jersey Department of Transportation (NJDOT). The project has resulted in taking of land along the street frontages for widening and the taking of individual parcels (six total parcels). A portion of the taking was to facilitate the construction of a stormwater management basin along Pomona Road. The improvements will also result in the restriction of future road access and the realignment or removal of existing access points. While this will result in an improvement to the traffic patterns on the White Horse Pike and Pomona Road, the improvement project will restrict access to the major parcels in the Study Area.

Site Specific Analysis

Included in this report as an Appendix are fact sheets for each of the parcels identified in the study area. The sheets are separated out by Tracts and include photos, site conditions, lot constraints and other information that are helpful in understanding the conditions in the area.

Within each Tract there are conditions that contribute to the findings that the Study Area is in Need of Redevelopment. These include undervalued parcels in relation to the average assessed value of parcels in the Township, age of structures, development patterns, environmental contamination and other similar items. Not all of the parcels meet the criteria as an area in need of redevelopment; however the parcels are included in order to facilitate the effective redevelopment of the study area.

Redevelopment Findings

Based upon the above findings, the study area meets the criteria of the Local Redevelopment and Housing Law as an area in need of redevelopment. There exist within the study area buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. (N.J.S.A. 40A:12A-5.d.)

There also exists within the study area a growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. (N.J.S.A. 40A:12A-5.e.) There are also parcels that are necessary in order to permit the effective redevelopment of the entire Study Area.

It is important to look at the entire Study Area as a whole in order to understand the impact the conditions of the area have on the Community and Region. The lack of investment in the Study Area since 1968 has resulted in reduced property values, a lack of new jobs and lack of development in an area designated for growth. These conditions have an overall detrimental effect on a community. The area only contains 56,700 square feet of non-residential development. The Township's build out analysis indicated that this represents less than 10% of the total development potential in the study area. This equates to a potential employment increase of 16% for new jobs in the Township.

According to the Press of Atlantic City and the Casino Control Commission, total casino employment has dipped to a level not seen since the late 1980s and is well below the peak of 51,560 jobs in July 1997.¹³ This is of considerable concern for the Region and Galloway Township. Galloway Township is home to over 10% of all casino employees.¹⁴ This is the third highest number of casino employees to reside in any one municipality, following Atlantic City and Egg Harbor Township. With job loss expected to continue in Atlantic City, this will leave the residents of the Township at a loss for work. The creation of new jobs and investment will help to offset the impact of the job losses in the Region. The study area offers an opportunity for the creation of over 1,500 new jobs.

¹³ Press of Atlantic City, October 6, 2010, [Atlantic City casinos cut 1,400 jobs as business hits seasonal slowdown](#), Wittowski, Donald

¹⁴ Casino Control Commission, October 2010, Employment by Casino and Zip Code Report. http://www.state.nj.us/casinos/licens/licenrep/emp_casino_zip.html

The lack of new investment in the area has led to reduced property values. The reduced property values and lack of investment combined have resulted in a stagnant pattern of growth and an underutilization of properties in the study area. With the loss of jobs in the region having an impact on the residents of the Township, this area offers an opportunity for improvement. New investment in this area will lead to new job growth. The study area is useful and valuable in contributing to new job growth that serves the public welfare.

CONCLUSION

The study area satisfies the following criteria under the Local Redevelopment and Housing Law as an area in need of redevelopment:

- *N.J.S.A. 40A:12A-5.d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*
- *N.J.S.A. 40A:12A-5.e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.*
- *N.J.S.A. 40A:12A-3 permits a redevelopment area to include land, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.*

The patterns of land use, condition of properties and other factors as described herein, all lead to the conclusion that the Study Area is in need of redevelopment under the criteria noted, 40A:12A-5 (d), and (e). The inclusion of all of the parcels in the Study Area is necessary for the effective redevelopment of the area and the furtherance of the Highway Commercial zoning district.

It is submitted, therefore, that the Study Area, meets the statutory definition for an "area in need of development," and that the Township Council and Planning Board take the action necessary, after public notice and hearing as required, to make that determination according to law.

SOURCES

The Galloway Township Book Committee. (1976). *The Story of Galloway Township, 1774-1976*. The Galloway Township Bicentennial Committee.

APPENDIX I – Governing Body Resolution

RESOLUTION 209 of 2009

RESOLUTION AUTHORIZING PLANNING BOARD TO MAKE
INVESTIGATION AND HOLD PUBLIC HEARING TO DETERMINE
WHETHER CERTAIN AREAS ARE IN NEED OF REHABILITATION OR REDEVELOPMENT
AS DEFINED IN CHAPTER 79 OF THE LAWS OF 1992 OF NEW JERSEY,
N.J.S.A. 40A:12A-1 ET SEQ., AS AMENDED

WHEREAS, the Township Council would like to investigate all of the properties along the White Horse Pike Corridor from Bremen Avenue to the Garden State Parkway in the VC, VR, HC-1 and HC-2 zoning districts; those properties located along Tilton Road and Aloe Street from the Lennox parcel and west in the I district; and those properties located on Pomona Road south of the White Horse Pike in the HC1 zoning district, as to their need for rehabilitation or redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. as amended; and

WHEREAS, it is recognized that portions of the area described above may not qualify as an area in need of rehabilitation or redevelopment, therefore the Planning Board shall review the above areas and make a recommendation in whole or in part; and

WHEREAS, it is necessary for the Council to provide for a preliminary investigation of the above noted properties to make said determination.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Galloway, County of Atlantic, State of New Jersey, that:

Section 1. The Planning Board of the Township of Galloway be, and is hereby, authorized to make an investigation and, in connection therewith, to hold a public hearing to determine whether the area described above is or is not in need of rehabilitation or redevelopment as required by Chapter 79 of the Laws of 1992 of New Jersey, N.J.S.A. 40A: 12A-1 et seq., as amended:

Section 2. This resolution shall take effect immediately.

STATEMENT

Passage of this resolution will allow the Planning Board to conduct a redevelopment investigation and hold a public hearing for the properties noted.

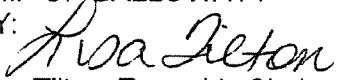
ADOPTED at a regular meeting of the Township Council of the Township of Galloway held

on the 14th day of July 2009.

Certified to be a true copy of a Resolution adopted by the Municipal Council of the Township of Galloway, County of Atlantic and State of New Jersey on the 14th day of July 2009.

TOWNSHIP OF GALLOWAY :

BY:


Lisa Tilton, Township Clerk

APPENDIX II – Property Identification